

093.0

0007

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

667,100 /

667,100

USE VALUE:

667,100 /

667,100

ASSESSED:

667,100 /

667,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		CHATHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILSON MARJORIE M/ TRUSTEE
Owner 2:	MARJORIE M WILSON REVOCABLE TR
Owner 3:	

Street 1: 282 LINCOLN ST

Street 2:

Twn/City: FRANKLIN

St/Prov: MA Cntry: Own Occ: N

Postal: 02038 Type:

PREVIOUS OWNER

Owner 1: MCSWEENEY MARJORIE M -

Owner 2: C/O MARJORIE WILSON -

Street 1: PM BOX 181

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal: 02421

NARRATIVE DESCRIPTION

This parcel contains 7,115 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1965, having primarily Wood Shingle Exterior and 1944 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7115		Sq. Ft.	Site		0	70.	0.89	5									443,414						443,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							61051
							GIS Ref
							GIS Ref
							Insp Date
							06/13/18
							0679!
							USER DEFINED

**Patriot Properties Inc.****PREVIOUS ASSESSMENT**

Parcel ID 093.0-0007-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	223,700	0	7,115.	443,400	667,100	667,100	Year End Roll	12/18/2019
2019	101	FV	188,400	0	7,115.	449,700	638,100	638,100	Year End Roll	1/3/2019
2018	101	FV	188,400	0	7,115.	335,700	524,100	524,100	Year End Roll	12/20/2017
2017	101	FV	188,400	0	7,115.	304,100	492,500	492,500	Year End Roll	1/3/2017
2016	101	FV	188,400	0	7,115.	291,400	479,800	479,800	Year End	1/4/2016
2015	101	FV	191,200	0	7,115.	247,000	438,200	438,200	Year End Roll	12/11/2014
2014	101	FV	191,200	0	7,115.	234,400	425,600	425,600	Year End Roll	12/16/2013
2013	101	FV	191,200	0	7,115.	223,000	414,200	414,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCSWEENEY MARJO	72929-295	1	7/16/2019	Convenience		1	No	No	
MCSWEENEY BARRY	26373-508		6/3/1996			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2002	927	Wood Dec	8,000					
11/1/2002	927	Wood Dec	8,000					handicap ramps fro

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2020	Mail Update	JO	Jenny O
6/13/2018	MEAS&NOTICE	CC	Chris C
1/9/2009	Measured	372	PATRIOT
1/27/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

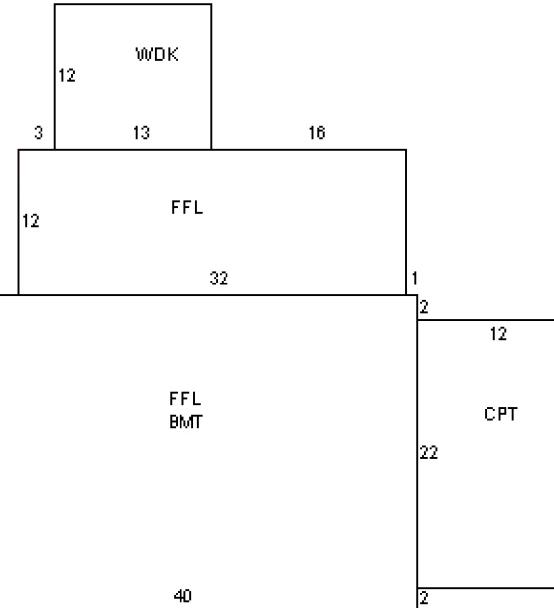
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

EST BMT.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1965
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	6	3	

RES BREAKDOWN**CALC SUMMARY**

Basic \$ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	128.237
Other Features:	63182
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303971
Depreciation:	80248
Depreciated Total:	223723
WtAv\$/SQ:	AvRate:
Juris. Factor:	1.00
Special Features:	0
Final Total:	223700
Before Depr:	128.24
Val/Su Net:	77.57
Val/Su SzAd:	157.09

PARCEL ID

093.0-0007-0016.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,424	128.240	182,610						
BMT	Basement	1,040	50.970	53,013						
CPT	Carport	264	12.230	3,230						
WDK	Deck	156	12.410	1,936						
	Net Sketched Area:	2,884	Total:	240,789						
Size Ad	1424	Gross Are	2884	FinArea	1944					

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	18X12	A	AV	1970	0.00	T	39.2	101					

More: N Total Yard Items: [] Total Special Features: [] Total: []